

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-07-0025

HLC DATE:

October 22, 2007

PC DATE:

November 13, 2007

APPLICANTS Jeffrey Harper and Mark Seeger

HISTORIC NAME: Granger House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 805 W. 16th Street

ZONING FROM: SF-3

TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning. Vote: 6-0 (Bunton and Hansen absent; Leary ill).

PLANNING COMMISSION ACTION: Recommended a zoning change from single family residence (SF-3) district to single family residence – Historic (SF-3-H) combining district zoning. Vote: 9-0.

DEPARTMENT COMMENTS: The Granger House is not listed in the Comprehensive Cultural Resources Survey (1984) but has been listed in the National Register of Historic Places.

CITY COUNCIL DATE: December 6, 2007

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Judges' Hill Neighborhood Association

BASIS FOR RECOMMENDATION:

The ca. 1951 Granger House and the ca. 1938 garage apartment "The Perch" were designed by noted Austin architect Charles Granger as his own residence. The Granger House is an excellent local example of the International style in ranch house design.

Architecture:

Although only one story is visible from the street, the house is actually two stories, and is a T-plan structure. The house is clad with a mix of unpainted corrugated asbestos panels and red brick with a flat roof. Fenestration is aluminum-framed glass, with a large glass wall on the rear of the house.

Historical Associations:

The house and garage apartment, known as "The Perch" were designed and built by noted Austin architect Charles T. Granger, Jr. (1913-1966) as his personal residence and studio and reflect some of the finest examples of International style residential architecture in the city. Granger, an Austin native, graduated from the School of Architecture at the University of Texas, and worked as a drafter for the National Park Service project at Bastrop State Park, where he met his future partner, Arthur Fehr. Granger moved to Los Angeles after graduation, where he worked for Richard Neutra, one of the nation's most prominent modern architects. He returned to Austin in 1938 and opened a private practice with Arthur Fehr; the firm of Fehr and Granger lasted until Granger's untimely death in an automobile accident in 1966. Granger had received the lot in the Judges' Hill section of Austin as a wedding present from his in-laws, and designed and built a studio on top of the garage at the back of the lot (now "The Perch") in 1938. During World War II, the firm was not so busy, and Granger, having designed army camps for the military, went to Michigan to study at Cranbrook Academy, where he received his Master's of Arts in Architecture in 1946. Granger was exposed to the work of modern architects such as Mies van der Rohe, and worked briefly with Eero Saarinen in Michigan before returning to Austin and his firm with Arthur Fehr. Upon his return, Granger began to design this house, which is reflective of many of the architectural philosophies and designs of his firm, especially in the horizontal composition, use of natural and man-made cladding materials, and large expanses of metal-framed glass. Fehr and Granger designed houses, schools, churches, and dormitories in Austin and Central Texas; they won a design award for Robert Mueller Airport in 1961. Granger sold the house in 1963 to Baptist minister Dr. William Denham, who had moved to Austin from Houston after his congregation did not appreciate his stand in favor of integration. The Denhams lived in this house for over 30 years and made no changes to the original Granger design. The current owners bought the house from the Denhams in 1998.

PARCEL NO.: 02110107120001

LEGAL DESCRIPTION: 90 x 177 feet (average) of Outlot 9, Division E

ANNUAL TAX ABATEMENT: \$11,118; city portion: \$2,000 (capped)

APPRAISED VALUE: \$833,365

PRESENT USE: Residence

CONDITION: Excellent

PRESENT OWNER

Jeffrey Harper and Mark Wayne Seeger
805 W. 16th Street
Austin, Texas 78701

DATE BUILT: ca. 1938 (studio); ca. 1951 (house)

ALTERATIONS/ADDITIONS: None

ORIGINAL OWNER(S): Charles T. Granger, Jr. (1938)

OTHER HISTORICAL DESIGNATIONS: Listed in the National Register of Historic Places (2006).

[illegible]

CASE#: C14H-2007-0025
ADDRESS: 805 W 16TH ST
GRID: J23
MANAGER: S. SADOWSKY

This map has been produced by G. J. Jarvis for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

 $1'' = 200'$



GRANGER HOUSE
805 W. 16TH STREET

GRS
ca. 1941/1950 Apt. Dwelling

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
9-24-07

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S): _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER: _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: Jeffrey D. Harper & Mark W. Seeger
2. PROJECT NAME: The Granger House
3. PROJECT STREET ADDRESS (or Range): 805 West 16 th Street
ZIP: 78701-1519 COUNTY: Travis

AREA TO BE REZONED: Entire

4. ACRES = .3657 (OR) SQ.FT. = 15,930					
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
__SF-3__	__Residence__	__1__	__3657/15,930__	__Residential__	__SF-3-H__
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	NO	FILE NUMBER: _____
7. RESTRICTIVE COVENANT?	NO	FILE NUMBER: _____
8. SUBDIVISION?	NO	FILE NUMBER: _____
9. SITE PLAN?	NO	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

OK to go
CS
4-24-07

10. METES AND BOUNDS:

90 X 170 Feet, AV of OLT 9, Division E

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 13331 PAGE: 01083 TAX PARCEL I.D. NO. 202053

Ref ID2 Number: 02110107120000

OTHER PROVISIONS: None

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? NO
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? NO
14. IS A TIA REQUIRED? NO

OWNERSHIP TYPE:

15. ☒ SOLE

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: [Signature] NAME: Mark Seeger + Jeff Harper
FIRM NAME: NA TELEPHONE NUMBER: (512) 784-0013
STREET ADDRESS: 805 W. 16th Street
CITY: Austin STATE: TX ZIP CODE: 78701-1519
EMAIL ADDRESS: mseeger@c-s-d.org

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: NAME: TELEPHONE NUMBER:
FIRM NAME: TELEPHONE NUMBER:
STREET ADDRESS:
CITY: STATE: ZIP CODE:
CONTACT PERSON: TELEPHONE NUMBER:
EMAIL ADDRESS:

DEPARTMENTAL USE ONLY:

Revised February 15, 2005

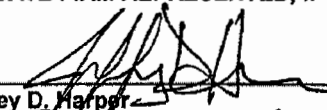
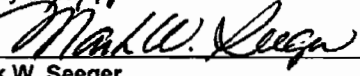
8

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

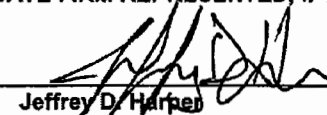
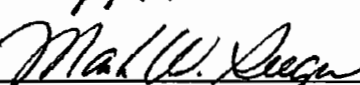
PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

	9.11.07
Jeffrey D. Harper	Date
	9.11.07
Mark W. Seeger	Date

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

	9.11.07
Jeffrey D. Harper	Date
	9.11.07
Mark W. Seeger	Date

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

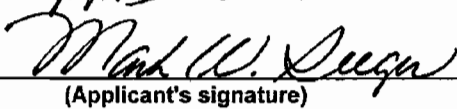
We, Jeffrey D. Harper & Mark W. Seeger, have checked for subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at 805 W. 16th Street, Austin, TX 78701.

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.


(Applicant's signature)

9.11.07
(Date)


(Applicant's signature)

9.11.07
(Date)

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 609575

ACCOUNT NUMBER: 02-1101-0712-0001

PROPERTY OWNER:

HARPER JEFFREY D & MARK WAYNE
MARK WAYNE SEEGER
805 W 16TH ST
AUSTIN, TX 78701-1519

PROPERTY DESCRIPTION:

14% OF 90 X
177FT AV OF OLT 9 DIVISION E

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 805 W 16 ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2006	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE	0	*ALL PAID*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

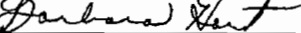
TAXES PAID FOR YEAR 2006 \$2,718.82

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2006 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/12/2007

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 



Jeffrey Harper
Mark Wayne Seeger
Granger House & The Perch
805 West 16th Street
Austin, Texas 78701

September 12, 2007

Steve Sadowsky, Preservation Officer
City of Austin Historic Preservation Office
Central Intake, 4th Floor
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

RE: Application for Historic Zoning

Dear Mr. Sadowsky:

It is with great pleasure that we submit to the City of Austin Historic Preservation Office an Application for Historic Zoning for 805 West 16th Street, Austin, Texas 78701. With this application the Landmark Commission has the opportunity to help preserve for the future not one, but two significant buildings—each more than 50 years old, each a fine example of its architectural style, and each listed in the National Register of Historic Places.

Enclosed are requisite documents included on the submittal checklist, as well as a copy of the National Register submittal (documentation, photographs, historical narrative, and copies of historical information). Additionally, we have enclosed a letter from the State Historic Preservation Officer confirming the listing of our property in the National Register of Historic Places on November 29th, 2006.

We appreciate your full consideration of this application for Historic Zoning with the City of Austin and are available to answer any questions of your office, the Historic Landmark Commission, the Planning Commission and the City Council.

Best regards,

Jeffrey Harper

Mark Wayne Seeger

Historical Narrative

THE PERCH AND GRANGER HOUSE
805 West 16th Street, Austin, Texas 78701
Owners: Jeff Harper, Mark Seeger

With this application for historic zoning status for 805 West 16th street, the Landmark Commission has the opportunity to help preserve for the future not one, but two significant buildings—each a fine example of its architectural style, and each designed by an noted Austin architect. Both buildings are more than 50 years old, retain sufficient integrity of materials and design to convey its historic appearance, and were both listed in the National Register of Historic Places in 2006.

The main house (the Granger House), built in 1952) is a fine example of Mid-Century Modern architecture. At the back of the lot, a garage apartment (The Perch designed in 1938) is perhaps the finest residential example of International Style design in Austin. Each building was designed by, and was a personal residence of, Charles Granger, partner in the firm Fehr and Granger, and responsible for some of Austin's most prominent buildings of the period in which he worked.

Attached for your review is a copy of the Registration Form and associated documents used to obtain the current listing in the National Register of Historic Places from United States Department of the Interior, National Park Service National Register of Historic Places, completed by the State Historic Preservation Officer of the Texas Historical Commission. Included are extensive descriptions of the setting, site, exterior, interior, preservation, integrity, and discussion of the applicable National Register Criteria used to grant the listing. A listing of bibliographic references is also included in this registration packet, along with black and white prints which showing elevations and details of structural and landscape features, information on the architect, historical photographs, and site plans.

F. 1: Historical Documentation - Deed Chronology

Deed Research for 805 W. 16th Street, Austin, Texas 78701-1519

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Transaction	Vol./Page
Sam Sparks to Charles T. Granger 805 West 16 th Street, Austin, Texas 78701 Deed of Trust dated September 28, 1934 \$4,000	Vol. 512, p. 139 Copy of Transaction Attached
Charles T. Granger to A.B. Shierlow, Trustee 805 West 16 th Street, Austin, Texas 78701 Deed of Trust dated September 21, 1964 \$34,000	Vol. 2851, p. 260
Denham to Harper/Seeger 805 West 16 th Street, Austin, Texas 78701 Deed of Trust dated November 17, 1998 \$395,000	Copy of Transaction Attached

F. 2: Historical Documentation - Occupancy History

Occupancy Research for 805 W. 16th Street, Austin, Texas 78701

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Occupant Name and Reference	Source
1934-1964	Charles Granger – Architect/ 1 st Owner (Resident) 805 W. 16 th Street, Austin, TX 78701	Deed of Trust Travis County
1964-1998	William Denham – 2 nd Owner (Resident) 805 W. 16 th Street, Austin, TX 78701	Deed of Trust Travis County
1998-Present	Jeffrey D. Harper & Mark Seeger – 3 rd Owners (Residents) 805 W. 16 th Street, Austin, TX 78701	Deed of Trust Travis County

(Oct. 1990)
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. NAME OF PROPERTY

HISTORIC NAME: Granger House & The Perch
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 805 West 16th Street

CITY OR TOWN: Austin

STATE: Texas

CODE: TX

COUNTY: Travis

CODE: 453

NOT FOR PUBLICATION: N/A

VICINITY: N/A

ZIP CODE: 78701-1519

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (☒ nomination) (☐ request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (☒ meets) (☐ does not meet) the National Register criteria. I recommend that this property be considered significant (☐ nationally) (☐ statewide) (☒ locally). (☐ See continuation sheet for additional comments.)

Signature of certifying official

Date

State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register

☐ See continuation sheet

☐ determined eligible for the National Register

☐ See continuation sheet

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	2	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	2	0 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

Name of related multiple property listing: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling, secondary structure=garage

CURRENT FUNCTIONS: DOMESTIC/single dwelling, secondary structure=garage

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: MODERN MOVEMENT=Ranch Style, International Style

MATERIALS: FOUNDATION CONCRETE
WALLS ASBESTOS, BRICK, STUCCO, METAL=steel, WOOD
ROOF ASPHALT
OTHER METAL=steel, aluminum

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-9).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

Granger House & The Perch
Austin, Travis County, Texas

NARRATIVE DESCRIPTION

The 1951 Granger House and 1938 garage apartment, nicknamed 'The Perch', sit on an ample wooded lot on West 16th Street, northwest of Downtown Austin. The main house sits on the front of the lot and is distinguished by low, horizontal proportions and raw exposed materials such as salvaged brick and unpainted corrugated cement-asbestos siding. Although the house appears to be one story from the street, the lot slopes away from the street revealing a lower floor built into the hillside on the south side. The two-story rear elevation is an almost solid wall of large pane aluminum windows. The extensive glazing and the use of materials continuously as exterior and interior cladding create a seamless interplay between the indoors and outdoors, a hallmark of the midcentury Ranch Style. The Perch, a two-story square-plan building with a garage on the ground level and studio apartment above, is located on the rear of the lot. White stucco covers the innovative welded steel frame. The smooth stucco skin, continuous band of unadorned steel windows, and asymmetrical geometric massing make it an excellent representation of the International Style and a rare residential example. Both buildings take advantage the slope and wooded lot to create a sense of being surrounded by nature. The property is nominated to the National Register under criterion C in the area of architecture; The Perch for International Style, and the Granger House for Ranch Style. Both are excellent condition and retain a high degree of integrity.

Geographic Setting and Site

The Granger House sits on a wooded lot in the Judges' Hill neighborhood near downtown Austin. The neighborhood preserves its original character despite development pressure and the encroaching downtown. Until a few years ago, it was possible to view the Capitol from the neighborhood; however, taller buildings now obscure the view. Approximately a quarter of the neighborhood's forty houses are registered historic buildings, and more qualify. Most homes are large scale and styles range from Italianate, Greek Revival, Craftsman, International to Midcentury Modern.

The Granger House faces north onto 16th street, a quiet residential street, only one block off 15th, a major east-west route in Austin. The lot slopes towards the south, with the highest point at the front of the property. Behind the property is a vacant city-owned site with a creek bed and mature trees which shields the buildings from the busy intersection. The Granger House is set back from the street approximately twenty feet, following the generous setback characteristics of the neighborhood. The western side is only a few feet away from the neighboring lot, while the east contains a driveway leading to The Perch. The Perch is located at the back of the property, and the wooded lot behind the property gives the site a sense of seclusion. The design of the Granger House integrates the sloping site by placing a floor underneath the first, instead of building up a second story. It results in a dramatic composition, where the ground floor is only visible by entering the house or walking around the back of the house. In contrast, the more vertical two-story Perch is on a flat portion of the lot, sitting as an object in the landscape.

Exterior of the Granger House

The main house is two stories, though from the main façade, only one is visible. The two stories will be referred to as the upper level for the main floor, visible from the north façade, and lower level for the floor that merges with the slope. The house is a side facing T plan, with a carport forming the southwest arm of the T. The driveway accesses the carport then continues behind the house and terminates at the perch. A screen of horizontal steel slats separates the walk from the carport. The north side of the front yard is landscaped with a sunken lawn area and a brick wall integrating a rectangular koi pond running along the walk. Cladding on the house is a mix of unpainted (gray) corrugated asbestos panels and red brick. The built up roof is flat and not visible from any elevation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

Granger House & The Perch
Austin, Travis County, Texas

The front elevation is an asymmetrical, long rectangular volume that emphasizes the horizontal with a unifying flat roof. It is a tripartite composition differentiated by materials and size. The eastern section is the longest. It is clad with corrugated cement-asbestos panels oriented vertically. The panels are interrupted by three evenly spaced aluminum windows. Below the panels, revealing the presence of a lower level, is a narrow band of brick with half windows directly below those of the main level. The middle portion is the smallest and contains the recessed entryway. Two steps lead from the walkway to a poured concrete platform. The north-facing wall of the entry is a salvaged light red variegated brick that appears throughout the house. The solid wood burgundy door is set asymmetrically on the south end of the wall, while a narrow band of metal windows run the entire length of the wall above the door creates a stylized transom. The sidewalls of the recessed entry are cement-asbestos panels. The canopy soffit is unpainted tongue and groove redwood that continues inside, blending the exterior with the interior—a theme repeated throughout the house. The west end of the front elevation is arm of the T with a heavy brick wall that moves forward towards the street, delineating the carport. The roof extends from the house as well, and the ceiling is clad with smooth cement-asbestos panels. The floor is poured-concrete.

The west elevation would be visible from the driveway but is almost completely obscured by bamboo. It is similar to the east end of the front façade, clad with the corrugated cement-asbestos panels, and brick below identifying a lower level. The north end consists of four aluminum casement windows on both floors. Towards the south, the topography slopes down, fully revealing the brick lower level. The rear-facing arm of the T plan is created by an upper level screened porch which extends beyond the lower level supported on three round steel columns.

The south elevation is in sharp contrast to the very private north/ street elevation. It opens up completely to a patio and the wooded site beyond. Only glass and screens separate the exterior from the interior. Heavy brick walls flank the sides of the bottom floor, with glass and aluminum windows as infill. The south elevation follows the same rhythm as the front of the house, having three parts: west, middle and east. The west portion is distinguished by the projecting screened porch. The middle is again the smallest section and contains the exterior door and a dramatic floating stairwell. It is also slightly recessed and the soffit of the upper roof is clad with the same redwood used in the entryway, continuing the connection between the exterior and the interior, as well as the front and back of the house. The bottom floor recesses even further than the top, leaving the stair run as a cantilevered extension of the top floor. It is the only diagonal in the whole composition. The east end is much simpler having solid walls of aluminum windows both above and below. Like the west end, the brick wall of the east elevation terminates the elevation. All windows are operable, except for three that have smooth cement-asbestos panels instead of glass.

The east elevation is very simple like the west, but slightly more articulated. It has operable aluminum casement windows and corrugated cement-asbestos panels on the upper level and brick below. There are two windows on this side, aligned vertically on each floor. Because of its proximity to the property line it is the least public elevation. Electric meters and other utilities are grouped toward the front, the northeast corner.

Interior of the Granger House

The main floor is divided into three areas corresponding to the exterior articulations. The narrow center portion houses the entryway and stairwell. The west end contains the public spaces of the kitchen, dining, living room and screened porch, while the east end contains a bathroom and master bedroom. The lower level is also divided by the central circulation area, an office/den on the west end and a mother-in-law apartment on the east. Flooring varies throughout the house and includes saltillo tile in the entry, cork in the living and dining rooms, carpet in the bedroom, and linoleum

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7

Granger House & The Perch
Austin, Travis County, Texas

downstairs. Most wall and ceiling finishes are drywall, although a few areas are accented with wood veneer paneling or the corrugated asbestos panels. According to research by the architect Jay Farrell during the renovation, the brick used throughout the was salvaged from an old brick kiln near Town Lake. The distinctive roughness and imperfections of the brick, contrast with the crisp aesthetic of other mass-produced/industrial materials such as concrete and metal. An innovative structural system of pre-cast concrete members for ground and upper floors in the west wing of the house are left exposed creating an interesting ceiling pattern on the west side of the lower level.

The entry area is designed to emphasize the interior/exterior continuity. Corrugated asbestos panels on the walls and the redwood ceiling run seamlessly from the outside in and back out again. Heavy gauge metal mesh panels set in frames of rounded wood create a balustrade for the stairwell. The stairs have oak treads and wire glass risers providing a view of the outside between the stairs and creating the look of a floating stair.

To the west of the entry hall the kitchen, dining room and living room are contained in one almost continuous space. The dining room is divided from the living room by a freestanding brick fireplace with cantilevered concrete hearth on the living room side. The west wall of the living room is wood panels and the south wall is comprised of sliding glass doors leading to the screened porch.

Throughout the interior, the wall of windows on the south is a dominant design feature. The north side contains very few windows while the south treats the wooded lot like another room.

Preservation and Integrity

Despite the wear of time and a recent renovation, the Granger House retains its original fabric, footprint and architectural integrity. In 1998, when the current owners bought the house, very few alterations had been made to the original design, but the effects of time and weathering were increasing. On the exterior, ivy covered the front of the house, completely hiding the corrugated cement-asbestos panels, and the flat roof was leaking. Inside the house, additional lights and plugs appeared with surface wiring. In the living room, a wood parquet floor replaced the original cork, which burned in a minor fire and an important section of the interior asbestos panel had been painted several times.

Jay Farrell, an Austin architect, was in charge of the renovation that involved reversing alterations and weather damage, adapting several of the interior spaces to new programmatic needs and a harmonious landscape design. The owners, as well as the architect, took special care in remaining true to Mr. Granger's original design. At that time, the house needed new electrical service and wiring, new plumbing, and an entirely new mechanical system. There was evidence of major past leaks in the old built-up roof and it provided little insulation. Some windows leaked in heavy rains and lacked crank hardware. Joints between the corrugated exterior siding panels had deteriorated exposing the underlying felt to the elements, which caused some wood framing to rot.

To solve water infiltration and the lack of insulation, a new torch down system with four-inch thick lightweight rigid insulation replaced the old built up roof. The new roof tapers toward the edges so that it is not visible from the ground but provides sufficient drainage. New gutters divert water from the walls and windows. These mimic the size, line and material of the original edge flashing for the roof. Removal of the ivy from the front façade and the paint from the asbestos panels restored important design features.

On the interior, public and private spaces were retained in their original location although two bedrooms were combined to make a master suite and the kitchen was updated.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8

Granger House & The Perch
Austin, Travis County, Texas

Exterior of The Perch

Located in the southwest corner of the property, The Perch sits on the edge of the landscaped portion of the lot before it slopes dramatically to a creek bed and 15th Street. The small garage apartment is an all steel frame building supported by six pipe columns. These are independent from the walls. None of the walls are load-bearing, allowing large expanses of ribbon windows, characteristic of the International Style on the second floor. Following the same fashion, the stucco reads as a taught skin, or membrane, interrupted only by unadorned window openings. The flat roof overhangs only towards the south, providing passive solar shading.

Even though the four façades of the building have different compositions, they have the same minimal language and limited material palette of stucco and casement windows. The north elevation is the simplest of all. It is symmetrical, containing the entrance to the garage on the bottom and a long strip of steel casement windows, close to the roofline. The current garage door is not the original; it is a metal curved track operated roll-up door.

The entrance to the apartment is on the west elevation. A wooden staircase with steel handrails, supported by two round steel columns, leads to the doorway. The owners have the original door, which they describe as wood with a sailors window. Currently, there is an aluminum screen door and a wood door. To the left of the door is a metal casement window. An overhang that protects the landing from the western sun and rain.

To the southwest begins the most impressive feature of the garage apartment. The first floor recedes, exposing two of the six steel pipe columns that support the house. The second floor extends almost like a balcony with steel casement windows wrapping around the southern edge, turning corners from east to west. This ribbon window is only possible because of the welded steel structural system that frees the façades from loads. Topping the ribbon windows and adding even more drama is an overhang, which hints about the skeleton of the building. The overhang and projecting second floor cast striking shadows on the southern façade. There are no openings on the ground floor of this elevation. This is the only symmetrical elevation.

The east façade is very similar to the west, without the stair and overhang. Instead, on the northeast corner are two casement windows and no openings on the ground floor.

Interior of The Perch

The first floor of The Perch contains a two-car garage. The grid of round steel columns is visible. The second floor contains a studio apartment. The six hundred and twenty five square foot space feels expansive and comfortable despite the small proportions. The architect arranged the open plan in quadrants. The northwest contains the services and storage, being the only enclosed part of the apartment. The living space forms a U around the service areas maximizing the uninterrupted views. The ribbon windows, which wrap the north, east and west sides, provide a 180 degree view of the wooded back of the lot and the feeling of being perched in a tree. The grid of columns is visible in the open interior space. The floors are hardwood and the walls are wood panels that have been painted.

Summary of Integrity

The setting, the sloping wooded and landscaped lot, which is integral to the design of both buildings, remains intact and landscaping has enhanced the effect. The materials, including brick, asbestos panels, and redwood, which are used to emphasize the interplay of interior and exterior, are intact and have been restored on the main house. The stucco cladding and metal windows, which define the International Style Perch, are also intact. Both buildings were designed and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9

Granger House & The Perch
Austin, Travis County, Texas

occupied by architect Charles Granger and have had only two subsequent owners, limiting changes to the original design. For these reasons, the Granger House and Perch retain a high degree of Integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 10

Granger House & The Perch
Austin, Travis County, Texas

In 1938, after working in Los Angeles with renowned architect Richard Neutra, architect Charles Granger returned to his hometown of Austin. While setting up his practice with Arthur Fehr, Granger designed an International Style studio apartment for he and his wife. Nicknamed The Perch for its view of the treetops, the two-story and garage apartment clearly shows the influence of Neutra on Granger's work. After leaving Austin again in the 1940s for War work and graduate study at Cranbrook Academy, Granger returned to Austin and resumed his practice with Fehr. In 1951 Granger designed a larger home on the same lot to accommodate his growing family. The main house represents a midcentury modern aesthetic with a low horizontal profile, the experimental use of surface materials and an interplay between the interior and exterior. Although the two homes are only separated by twelve years, the pre-war International Style Perch and the post-war Ranch style main house reflect not only the time in which they were built but the influence of Granger's prominent mentors. The Granger House and The Perch are nominated for listing in the National Register of Historic Places at the local level of significance under Criterion C, in the area of Architecture, as exemplary of Mid Twentieth Century Ranch and International styles respectively.

The Granger House is located in the Judges Hill neighborhood of Austin. The neighborhood dates to 1851, when Elijah Sterling Clark Robertson bought a piece of land and built a house at 18th and San Gabriel Street. Several judges, including some that sat on the Texas Supreme Court, lived there at one time giving the name to the area. Today the neighborhood is characterized by high style residences in a broad range of late-nineteenth to mid-twentieth century styles.

Charles T. Granger, Jr. (1913-1966) was born in Austin, Texas. His path towards the architecture profession began early. At fourteen, he took a drafting course in his public school and "became completely infatuated with the beautiful drawings and the wonders of what a trained hand could do with a simple pencil or pen." (P/A, "The Architect and his Community", 91) After graduating high school, he went directly to the University of Texas at Austin, School of Architecture. During a summer break, he met his future partner, Arthur Fehr, while working as a drafter for the National Park Service project of Bastrop State Park. Fehr was also a UT School of Architecture alum who did graduate work at Columbia, the Beau Arts Institute, and New York University. After graduation, in 1936, Granger moved to Los Angeles where he worked for noted modern architect, Richard Neutra, the first of several significant architects who mentored and influenced Granger's career.

In 1938, after his work in Los Angeles, he returned to Austin and joined Arthur Fehr, who had opened a private practice. Together, they formed Fehr & Granger. Their office consisted of a single drafting board in the back of Peter Mansbendel's studio, a prominent wood carver in Austin. While setting up his practice, Granger also designed his own residence. The Judges Hill lot was a wedding gift from his wife's parents, and on it Granger constructed the tiny studio above a garage on the back of the lot, clearly intending to expand later on.

World War II interrupted the practice. Commissions dropped off and both Fehr and Granger took jobs with the federal government designing army camps and airplane assembly lines. In 1944, Granger received a Fellowship from Michigan's Cranbrook Academy where he earned a Masters of Arts in Architecture and Urban Design in 1946. Cranbrook exposed him to the work of Mies van der Rohe and he worked briefly with the influential firm Saarinen & Swanson at Bloomfield Hills, Michigan. At the end of the War, in 1946, he returned to Austin resuming the Fehr & Granger partnership.

Soon after returning to Austin for the second time Granger went to work on the larger main house to accommodate his growing family. Granger and his wife eventually had four children, three of whom left handprints in wet concrete in front of the house. The girls bedroom and master bedroom were located upstairs (now converted into one room), and the boys

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 11

Granger House & The Perch
Austin, Travis County, Texas

room and a study/rec room were located in the western portion of the downstairs, while a separate in-law apartment occupied the east end.

The firm continued to flourish and Fehr and Granger received many awards and recognitions in the post-war years. The bibliography, Section 9, contains a list of articles from prominent architecture magazines and others. Their first recognition was a Design Merit Award from *Progressive Architecture* (P/A) for an Austin clinic, in 1948. They won four consecutive "Honor Award in Texas Architecture" at the State Fair of Texas. The awarded projects were the residence of Mr. and Mrs. Joseph T. Sneed in Austin (1953), O. Henry Junior High School in Austin (1954), Saint Stephen's Chapel in Austin (1955), and Clifton Hall, a girl's dormitory at Texas Lutheran College in Seguin (1956).

In 1957, Fehr and Granger designed and built a larger office building, undoubtedly as a result of their success. The office building on 15th and Trinity Street overlooking a creek is two-stories raised on concrete piers to provide parking underneath. The modern aesthetic present in the Granger house is evident in their offices as well. The building is a simple flat-roofed box with red brick side walls and continuous recessed windows shaded by deep overhangs on the north and south elevations. The architects occupied most of the second floor, where they had individual offices, conference room, workroom and space for thirty drafters. The first floor was rental space, originally occupied by a structural engineering firm. The basement, or ground floor, had mechanical and storage rooms, a model building room and parking space for ten cars. Today, it is the Ronald McDonald House and has been considerably altered.

In 1958, P/A dedicated a fifteen page article to the office of Fehr & Granger, titled "The architect and his community: Fehr and Granger—Austin, Texas". It describes how the practice began and grew, how the staff was organized, how they handled commissions, and examples of recently completed work. In the article, the firm describes their design goals: "We sound the client's tastes and desires and then try to elevate these wishes and give the structure something extra. We try to give a living space charm; a church a feeling of awe; and a work space a pleasant atmosphere to add interest and excitement to the time spent there".

In 1959, Fehr and Granger was the only firm in the country to receive two awards in *Progressive Architecture's* Sixth Annual Design Awards Program. They won a Design Award for the Robert Mueller Municipal Airport and an Educational Award Citation for the Hillview Unit for Brown Schools, Inc. Again, in 1961, they received another P/A award for the Robert Mueller Municipal Airport.

Like his own home, many of the firm's commissions feature a mix of exterior cladding, both natural and man made, large expanses of metal windows and site sensitive design.

In 1966, Charles Granger became a fellow to the American Institute of Architects. Soon after, Mr. Granger, his wife and one of their sons died in a tragic automobile accident. Their three other children still live in Austin today. The firm continued to operate under the name Fehr & Granger until 1972, when it became Emerson-Fehr-Newton.

Three years before their sudden deaths, the Grangers sold the house. Dr. William Denham, a Baptist minister, and his wife Louise, an avid antiques collector, purchased the house in 1963. According to the current owners, William Denham had been a minister at a Houston church but was ousted for advocating for its integration. The Denham's rented the house from the Grangers first and then purchased the home with the Grangers providing most of the financing. The Denham's remained in the Granger House for thirty years, leaving it virtually unchanged. Louise Denham passed away in 1997 and in 1998 current owners Jeff Harper and Mark Seeger bought the house. Making them only the third owners of the property.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 12

Granger House & The Perch
Austin, Travis County, Texas

Architectural Significance

Although constructed only twelve years apart, the two buildings are products of very different times and as well as influences on Granger's career. The pre-war Perch is an example of a largely European influenced style designed early in Granger's career, while the main house, built in the post-war boom years reflects a more prosperous time in the nation as well as Granger's professional life. Both buildings however, are meticulously designed and carefully executed examples of their respective styles.

International Style Architecture and The Perch

The International Style developed in Europe between the two World Wars. One of the foremost proponents of the style, LeCorbusier, used the term "machines for living" to describe the unromantic functionality of the style. International Style architects employed new building technologies, particularly steel framing and non-load bearing walls allowing for the extensive use of ribbon windows and cantilevers. The style rejected historical precedents and featured almost no surface ornamentation. Emigrating European architects including Austrian born Richard Neutra brought the International Style to the United States. The style never became as popular in the US, perhaps due to its introduction during the depression and a time when period revivals dominated American residential architecture. According to Virginia and Lee McAlester, the International Style in the US is "primarily architect-designed style [and] relatively rare. Most landmark examples date from the 1930's and occur principally in fashionable suburbs in the northeastern states and in California" (469). This makes The Perch not only a unique example within the work of Fehr and Granger, but an extremely rare example of a residential style in the region.

Midcentury Ranch Architecture and the Granger House

The Midcentury Ranch style was popularized during the post-war building boom. Like the International Style it was based on a rejection of historical precedents, but unlike its predecessor the Ranch Style became hugely popular in the United States dominating the residential landscape in the 1950s and 1960s. Ranch Style is a broad category that generally connotes a one-story house with low-pitched roof, usually rambling, asymmetrical, and minimally ornamented. There is a broad variation within the style including some that employ colonial revival or other traditional elements. The Granger House fits into a sub category Virginia and Lee McAlester call Contemporary, or, American International; a primarily architect designed flat roofed version which often uses multiple exterior materials and stresses integration with the landscape (482).

The 1951 Granger House is an excellent example of this sub category of the Midcentury Ranch as it embodies the design principles of the era. Its features clean lines and a flat roof emphasizing the horizontal. The near-absence of ornament is offset by the variation of wall textures including brick, wood and corrugated asbestos panels. Like many Ranch houses the orientation is toward the back rather than the street. The unassuming, and very private, front elevation is juxtaposed with absolute transparency with rear glass walls. The interplay of interior and exterior space is a clear indication of Grangers desire to integrate the house with its landscape.

Summary

When an architect is both designer and client, as with his own house, one can assume it reflects a particularly pure version of his architectural style. Designed by Granger after returning from the office of Richard Neutra, the Perch is an rare example of an International Style residence in Austin and likely the region. While the Midcentury Ranch is far from rare, the Granger house represents a fully formed architect-designed example of the style. Both buildings apply the design principles of their time with such success that they remain timeless buildings. The Granger House and Perch are nominated for listing in the National Register of Historic Places in the area of Architecture at the local level of significance.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 13

Granger House & The Perch
Austin, Travis County, Texas

BIBLIOGRAPHY

Austin History Center

Fehr & Granger (I) AF Architects A5600

Newspaper clippings

August 17, 1958: "Austin architects get national recognition".

Announcement of Fehr & Granger's fifteen-page article in *Progressive Architecture*.

Austin American Statesman, 10-7-56, "Austin Architect's Given State Fair's Top Award"

Fehr & Granger's Clifton Hall, a girl's dormitory at Texas Lutheran College in Seguin, won an Honor Award in Texas Architecture at the State Fair of Texas for the fourth consecutive year.

Pamphlets

Sidney Lanier High School, Dedication—Open House, Sunday, March 5, 1967, 1201 Peyton Gin Rd.

Albert Sidney Johnston High School, School Air Systems Division of the American Air Filter Co., Inc.

Moody Science Hall, Texas Lutheran College.

The Church News, of the Diocese of West Texas, April 1961.

Features the New Diocesan Center in San Antonio on the cover.

Magazine articles

Progressive Architecture, Jul 1949, "Church: Austin, Texas".

Progressive Architecture, Dec 1948, "Clinic: Austin, Texas". p 51-54.

Progressive Architecture, Aug 1958. "The Architect and His Community: Fehr & Granger-Austin, Texas".

Austin in Action, Mar 1966. "Philosophy behind a landmark".

About Westgate, near Capitol. Main architect was Edward Durell Stone, teamed with Fehr and Granger

Texas Architect, Nov-Dec 1989. "Fehr & Granger". Lila Stillson, p 50.

Drawings:

AF-132 FF-028 6110 Fehr Residence 100D 33rd St

AF-159 FF-049 6110 Fehr Residence Lot 12, Block 5

Other:

Texas Architect, Feb 1959. "Research Does It". p 6-7, 14.

Fehr & Granger, winners of top design awards for the Robert Mueller Municipal Airport.

Records of Jeffrey Harper and Mark Wayne Seeger (current owners)

Austin American Statesman. "Mid-Century Modern". Jeanne Claire van Ryzin.

Books

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997.

Websites

<http://www.tsha.utexas.edu/handbook/online/articles/view/EE/iwel.html>

Architecture magazine articles

Architect and Building News. Airport, Austin, Texas. 1966 Nov. 16, v. 230, n. 20, p. 857-864.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 14

Granger House & The Perch
Austin, Travis County, Texas

- Architectural Forum. "40 houses". 1948 Apr., v. 88, p. 95-144.
Architectural Forum. "Grangers killed." 1966 May, v. 124, n. 4, p. 91.
Architectural Record. "Motorists' accommodations : St. Elmo-Tel, near Austin, Texas". 1941 Oct., v. 90, p. 63-66.
Architectural Record. "Poorboyed' Baptist Church". 1946 Oct., v. 100, p. 107.
Architectural Record. "Small farmhouse: Texas version". 1946 Nov., v. 105, p. 90-91.
Architectural Record. "Air conditioning calls for compactness". 1947 Jan., v. 101, p. 76-77.
Architectural Record. "Texas house with native frankness". 1947 Jan., v. 101, p. 78.
Architectural Record. "Five approaches to the sloping site". 1955 Feb., v. 117, p. 163-174.
Architectural Record. Training facility for the mentally retarded: Austin State School, Austin, Texas. 1961 Apr., v. 129, p. 180-181.
Architectural Record. "Obituary". 1966 May, v. 139, p. 36.
Progressive Architecture. "Annual Progressive Architecture Awards". 1948 June, v. 29, p. 47-73.
Progressive Architecture. "Doctors' clinics". 1948 Dec., v. 29, p. 61-72.
Progressive Architecture. "Church : Austin, Texas". 1949 July, v. 30, p. 39-42.
Progressive Architecture. "Four houses". 1950 Aug., v. 31, p. 51-69.
Progressive Architecture. "P/A client critique: schools". 1953 July, v. 34, p. 71-93, 96-99.
Progressive Architecture. "House: Dallas, Texas". 1953 Apr., v. 34, p. 100-105.
Progressive Architecture. "Brooking memorial nurses' home, Gulf Coast Medical Foundation, Wharton, Texas". 1953 Jan., v. 35, p. 103.
Progressive Architecture. "Specialized clinic". 1954 July, v. 35, p. 92-93.
Progressive Architecture. "Church boarding school, Austin, Texas". 1954 Apr., v. 35, p. 96-99.
Progressive Architecture. "Children's Medical Clinic, Austin, Texas". 1956 Feb., v. 37, p. 120-121.
Progressive Architecture. "The architect and his community: Fehr and Granger, Austin, Texas". 1958 Aug., v. 39, p. 89-104.
Progressive Architecture. "P/A Sixth Annual Design Awards". 1959 Jan., v. 40, p. 105-167.
Progressive Architecture. "Municipal airport: Terminal Building, Robert Mueller Municipal Airport, Austin, Texas". 1961 Nov., v. 42, p. 154-157.

National Register of Historic Places
Continuation Sheet

Granger House & The Perch
Austin, Travis County, Texas

[illegible]

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 16

Granger House & The Perch
Austin, Travis County, Texas

Figure 1 Charles Granger



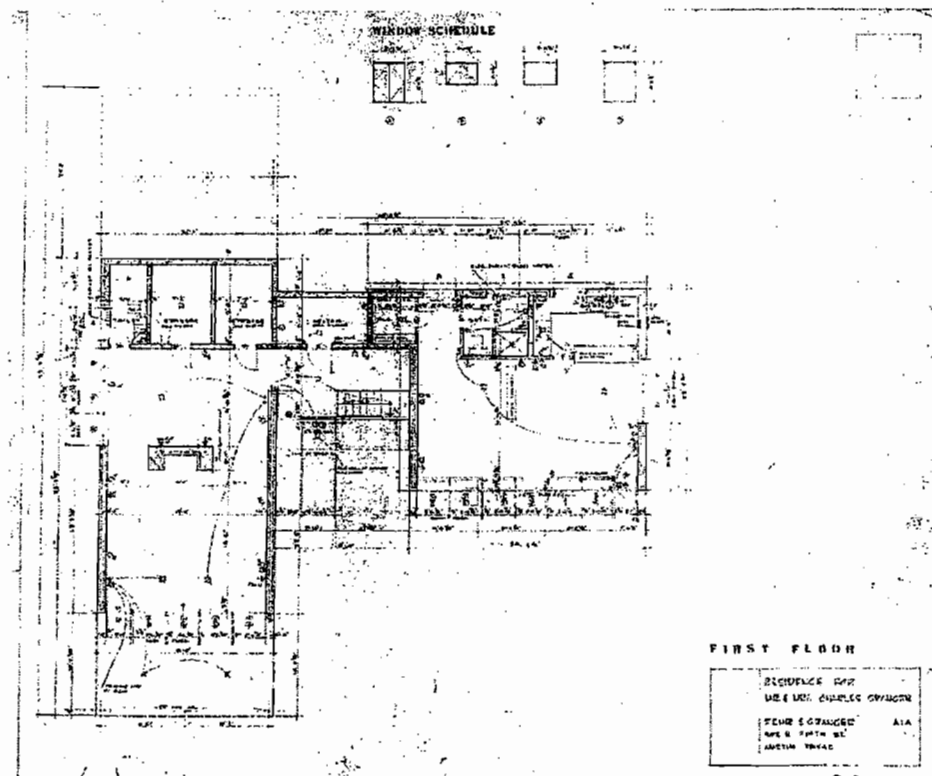
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 17

Granger House & The Perch
Austin, Travis County, Texas

Figure 2 Granger House original lower level floor plan



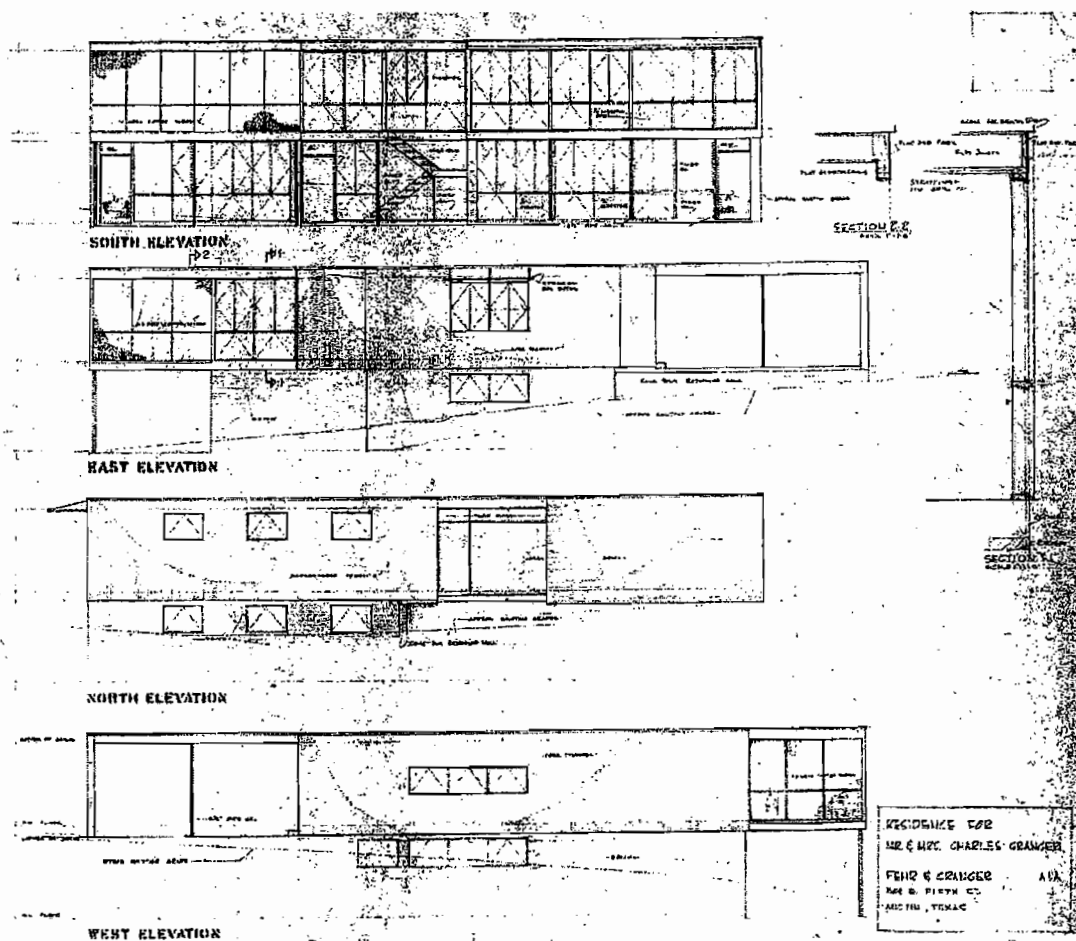
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 20

Granger House & The Perch
Austin, Travis County, Texas

Figure 5 Granger House original elevations



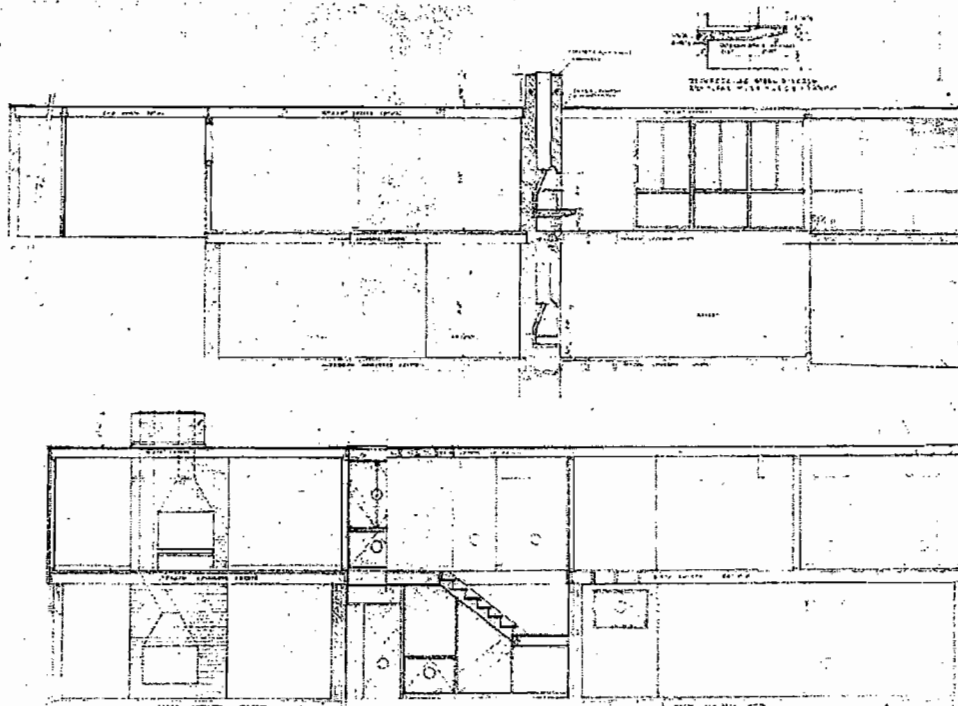
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section FIGURE Page 21

Granger House & The Perch
Austin, Travis County, Texas

Figure 6 Granger House original section



RESIDENCE FOR
MR. & MRS. CHARLES GRANGER
1900-1901
1000 E. GRANGER ST.
AUSTIN, TEXAS

United States Department of the Interior
National Park Service

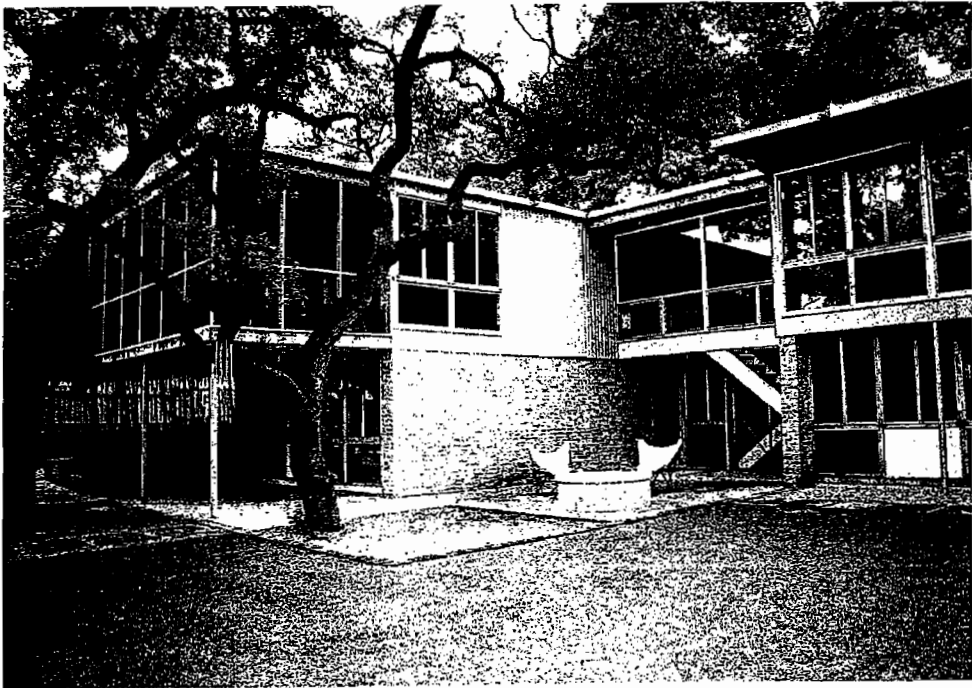
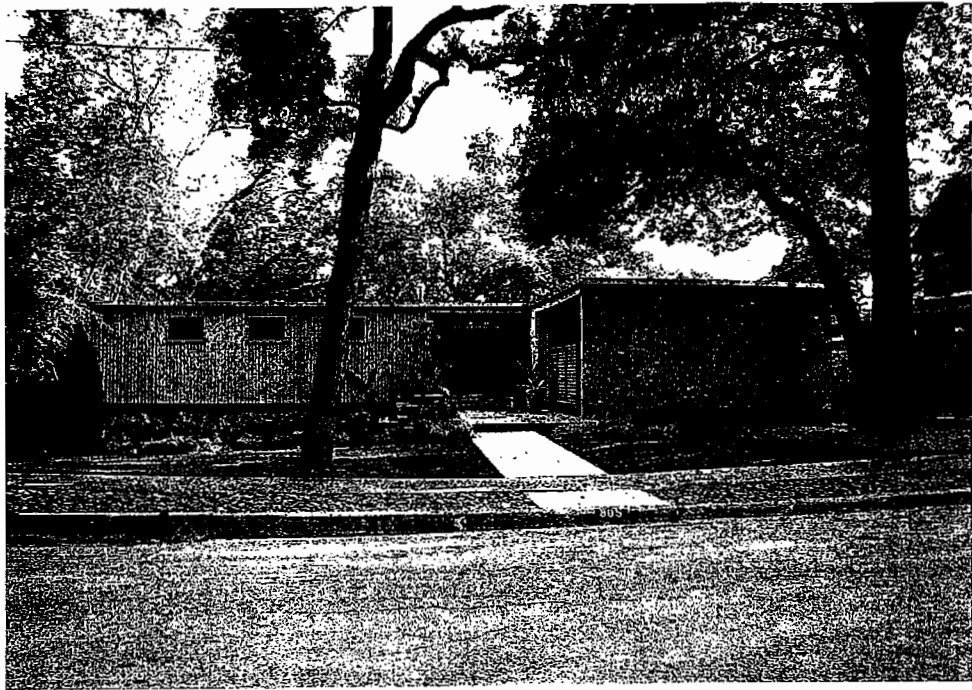
National Register of Historic Places
Continuation Sheet

Section FIGURE Page 22

Granger House & The Perch
Austin, Travis County, Texas

Figure 7 Granger House historic photo south elevation







10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	Zone	Easting	Northing
1.	14	620438E	3350514N

VERBAL BOUNDARY DESCRIPTION: City of Austin Lot 9, Division E

BOUNDARY JUSTIFICATION: Nomination includes all property historically associated with the building

11. FORM PREPARED BY with assistance from Hannah Vaughan, THC staff

NAME/TITLE: Ely Merheb-Emanuelli, UT graduate student

ORGANIZATION: University of Texas at Austin

DATE: 2004

STREET & NUMBER: 3600 Greystone Dr. Apt. 517

TELEPHONE: 512 343 6179

CITY OR TOWN: Austin

STATE: Texas

ZIP CODE: 78731

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet Map-15)

PHOTOGRAPHS (see continuation sheet Photo-28)

ADDITIONAL ITEMS (see continuation sheets Figure 16- through Figure 27)

PROPERTY OWNER

NAME: Jeffrey Harper and Mark Wayne Seeger

STREET & NUMBER: 805 W 16th Street

TELEPHONE: 512 474 2928

CITY OR TOWN: Austin

STATE: Texas

ZIP CODE: 78701-1519

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- ☐ **A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- ☐ **B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- ☒ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ☐ **D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: ARCHITECTURE

PERIOD OF SIGNIFICANCE: 1938-1951

SIGNIFICANT DATES: 1938, 1951

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Charles Thomson Granger

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-10 through 8-12).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-13 through 9-14).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other -- Specify Repository:



**TEXAS
HISTORICAL
COMMISSION**

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWERENCE OAKS, EXECUTIVE DIRECTOR

December 12, 2006

Jeffrey Harper
Mark Wayne Seeger
805 West 16th Street
Austin, Texas 78701-1519

RE: Granger House & The Perch
805 West 16th Street
Austin, Travis County, Texas
November 29, 2006

Dear property owner:

Congratulations! The National Park Service listed your property in the National Register of Historic Places on the date referenced above. As the nation's official list of historically significant properties, National Register listing denotes that your property is especially worthy of preservation. Your property joins some 2700 properties in Texas with this designation.

Various historic preservation programs may be available to aid in the preservation of your property, including investment tax credits for certain income producing properties. Although funding is limited, grants may also be available to aid in the further preservation of your property. For more information regarding grant programs, contact the THC's Division of Architecture at 512/463-6094.

Enclosed is a certificate of listing and an application for a National Register plaque should you wish to purchase one through the Texas Historical Commission.

Thank you for all your efforts to recognize this historic property. Your continued interest in the preservation of Texas' heritage is greatly appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to read "F. Lawrence Oaks", written over a horizontal line.

F. Lawrence Oaks
State Historic Preservation Officer

Enclosures

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14H-07-0025, 6 ranges

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

October 22, 2007 Historic Landmark Commission

☒ I am in favor
☐ I object

MARGARET L. GOSSELINK
Your Name (please print)

903 W. 16TH ST. AUSTIN, TX 78701

Your address(es) affected by this application

Margaret Gosnell 10/13/07
Signature Date

Comments: 805 W. 16TH IS AN HISTORICALLY SIGNIFICANT

HOME. I AM IN FAVOR OF

HISTORIC DESIGNATION

903 W. 16TH - Margaret Gosnell

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

FAX 512-974-9104

RECEIVED

OCT 18 2007

NPZD/CHPO